STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $370,000.00 (Three Hundred Seventy Thousand).

AFFIANT

Subscribed to and sworn before me this 1st day of July, 2019.

NOTARY PUBLIC MY COMMISSION EXPIRES: 12.12.20

AMANDA MINOR TENNESSEE NOTARY PUBLIC (NOTARY SEAL) COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 252417 DEEDWARR
07/03/2019 03:12:30 PM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20190703-0065335

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jose Angel de la Parra 4834 Brick Church Pike Goodlettsville, TN 37072	Delta Community Credit Union 315 Highway 74 N. Peachtree City, GA 30269	02400001100

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EDDIE BRYAN TAYLOR AND WIFE, SHEILA SLOAN TAYLOR**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JOSE ANGEL DE LA PARRA**, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

TRACT NO. 1

LAND in the 10th Civil District of Davidson County, Tennessee, being the northeasterly part of Tract No. 2 on the Map showing the Partition of J. W. Phelan's Tract, not of record, described partly according to a survey made by Z. W. Wilkinson, Surveyor, March 19, 1945, as follows:

Beginning at a spike in the center of Brick Church Pike at the common corner of Tracts Nos. 2 and 3 on said Map, said spike also being the south corner of the property conveyed to Rosetta Phelan, et al, by deed from Nellis Phelan Ragan, et al, as of record in Book 1316, page 309, Register's Office for said County ; thence with said Phelan's southwesterly line with a drain as follows: North 35 degrees West 188 feet, North 57 degrees West 120 feet; North 27 degrees West102 feet, North 45 degrees West 150 feet and North 50 degrees West 49 feet to an elm; thence with said Phelan's southwesterly line North 64 degrees West 272 feet to an ash; thence with the same North 55 degrees 1358 feet to a stake with a dogwood and sassafras pointers in Benton's easterly line; thence with Benton's easterly line South 3 degrees West 175.5 feet to a point; thence southeasterly 2220 feet, more or less to the center of Brick Church Pike; thence with the center of sad Pike North 37 degrees 15' East 150 feet to the beginning.

INCLUDED in the above description but expressly EXCLUDED therefrom is the following described tract conveyed to Robert R. Galbreath and wife, Mary Allen Galbreath by deed from Roy Lee Taylor a single man, of record in Book 8110 Page 757, Register's Office for Davidson County, Tennessee.

Land in the Second District of Davidson County, Tennessee. Being a portion of the property of Lee Roy Taylor as of record in Deed Book 4634, page 990, Register's Office for Davidson County, Tennessee, according to a survey dated January 18, 1990, by Donald R. Carver, Registered Land Surveyor No. 271, described as follow:

Being Lot One on the plat of Lee Roy Taylor Property as of record in Plat Book 6050, page 426, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument on the northern margin of Brick Church Pike, said point being the southern corner of the property of Charles L. Johnson (Deed Book 5821,page 785, Register's Office for Davidson County, Tennessee), and being the southeast corner of this parcel; thence

with the margin of Brick Church Pike, South 41 deg. 47' 54" West 134.43 feet to a concrete monument; thence leaving said road margin; North 48 deg. 16' 44" West 677.46 feet to an iron pin; thence North 42 deg. 17' 57" East 237.84 feet to an iron pin at an elm tree on the line of Charles L. Johnson; thence with the line of Charles L. Johnson for the next six calls, South 53 deg. 56' 01" East 59.90 feet to an iron pin at a walnut tree; thence continuing South 40 deg. 04' 41" East 103.86 feet to an iron pin; thence continuing South 41 deg. 07' 36"East 150.07 feet to an iron pin; thence continuing South 40 deg. 06' 53" East 102.30 feet to an iron pin; thence continuing 42 deg. 31' 22" East 116.25 feet to an iron pin; thence continuing 29 deg. 37' 41' East 155.15 feet to the point of beginning containing 3.164 acres, more or less.

Being the same property conveyed to Eddie Bryan Taylor and wife, Sheila Sloan Taylor, by deed from William D. Castleman, Trustee, dated March 8, 2000 and recorded March 15, 2000, in Instrument No. 200003150026727, Register's Office for Davidson County, Tennessee.

TRACT NO. 2

Land in the 11th Councilmanic District of Davidson County, Tennessee, being a portion of the land on the plan of Division of the Deborah Lynn Jones Property, and more particularly described according to a survey prepared by Philip J. Klober, R.L.S., Tennessee License #2050, d/b/a Klober Engineering Services, 203 10th Avenue East, Springfield, Tennessee 37172, dated March 15, 2000, as follows:

Commencing at a point in the southerly margin of Brick Church Pike, the corner between Tract 1 of this division and the Carl G Bailey property, having a deed reference in Deed Book 5821, page 397, Register's Office of Davidson County, Tennessee, thence leaving said road, South 40 deg. 01' 16" West, 218.84 feet to a iron rod, a corner to the Bailey property; thence along the northerly line of the Bailey property, and the southerly line of Tract 1, North 53 deg. 37' 57" West, 1239.83 feet to the point of beginning of the described tract and being the southeast corner of this tract

Thence North 53 deg. 37' 57" West, 418.65 feet to an iron rod being the northwest corner of the Bailey property, thence South 32 deg. 25' 47" West, 243.66 feet to an iron rod, being the southwest corner of the Bailey property; thence along the northerly line of the Lee Roy Taylor property, having a deed reference in deed Book 4634, page 990, Register's Office of Davidson County, Tennessee North 50 deg. 22' 48" West, 225.18 feet to an iron rod, being the southwest corner of this tract; thence along the easterly line of the Albert Powell property, having a deed reference in Deed Book 5025, page 280, Register's Office of Davidson County, Tennessee North 08 deg. 39' 34" East, 440.87 feet to a fence post, being the northwest corner of this tract; thence along the southerly line of the Chester Hardy III property having a deed reference in Deed book 6136, page 76, Register's Office of Davidson County, Tennessee South 58 deg.13' 29" West, 719.26 feet to an iron rod; thence South 47 deg. 59' 54" East, 115.33 feet to the point of beginning, containing 5.01 acres, more or less.

Being the same property conveyed to Eddie Bryan Taylor and wife, Sheila Sloan Taylor, by deed from Deborah Allen a/k/a Debbie Allen a/k/a Deborah Lynn Jones McGee, dated June 14, 2000 and recorded June 15, 2000 in Instrument No. 20000615005934 and re-recorded in Instrument No. 20006220062131, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 4834 BRICK CHURCH PIKE GOODLETTSVILLE, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, this 1st day of July, 2019

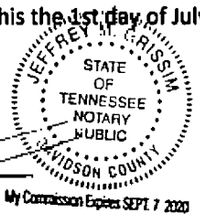
Eddie Bryan Taylor

Sheila Sloan Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of July, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Eddie Bryan Taylor and Sheila Sloan Taylor** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 1st day of July, 2019.



Notary Public

Commission Expires: _____

LTSR Number

GTE File: 2019055237

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

